058.0	0009	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,500 / 894,500
					USE VALUE:	894,500 / 894,500
					ASSESSED:	894,500 / 894,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAIN GEORGE J-MARILYN L	
Owner 2:		
Owner 3:		
Street 1:	89 WAVERLY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,236 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7236.000	439,900	8,600	446,000	894,500
Total Card	0.166	439,900	8,600	446,000	894,500
Total Parcel	0.166	439,900	8,600	446,000	894,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.12 | /Parcel: 405.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38907

GIS Ref

GIS Ref

Insp Date 10/04/18

!5008!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0009-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	439,900	8600	7,236.	446,000	894,500	894,500	Year End Roll	12/18/2019
2019	104	FV	341,800	8800	7,236.	452,300	802,900	802,900	Year End Roll	1/3/2019
2018	104	FV	349,000	4400	7,236.	337,700	691,100	691,100	Year End Roll	12/20/2017
2017	104	FV	327,600	4400	7,236.	305,800	637,800	637,800	Year End Roll	1/3/2017
2016	104	FV	327,600	4400	7,236.	293,100	625,100	625,100	Year End	1/4/2016
2015	104	FV	292,500	4400	7,236.	248,500	545,400	545,400	Year End Roll	12/11/2014
2014	104	FV	292,500	4400	7,236.	235,700	532,600	532,600	Year End Roll	12/16/2013
2013	104	FV	304,100	4400	7,236.	224,300	532,800	532,800		12/13/2012

PRINT

Date	Time
12/10/20	19:57:46

LAST REV

Date	Time
10/09/18	09:13:33
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5008

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9850-62		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	38907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2012	1301	Manual	16,500	C				
1/31/2012	105	Manual	150,000					RESTORATION DUE TO
8/9/2011	833	Renovate	6,500					REPLACE CEILINGS

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	Inspected	CC	Chris C
9/7/2018	Meas/Inspect	BS	Barbara S
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/31/2009	Measured	372	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7236		Sq. Ft.	Site		0	70.	0.88	5									445,955						446,000	

Total AC/HA:	0.16612	Total SF/SM:	7236	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	445,955	Spl Credit		Total:	446,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.99980003
Adj $ / SQ:	191.304
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597724
Depreciation:	157799
Depreciated Total:	439925

COMMENTS

ACROSS FROM COMM. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5			Baths: 2				HB		

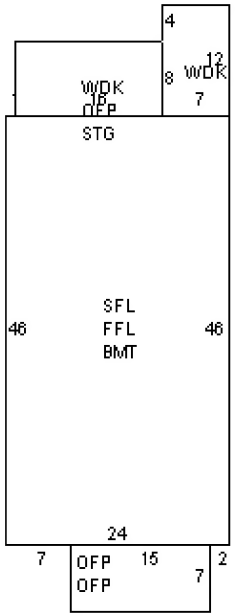
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	3	
Totals			
2	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.30
Special Features:	0	Val/Su Net:	110.25
Final Total:	439900	Val/Su SzAd	199.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	57.390	63,360
FFL	First Floor	1,104	191.300	211,200
SFL	Second Floor	1,104	191.300	211,200
OFP	Open Porch	338	21.380	7,226
WDK	Deck	212	10.710	2,272
STG	Storage	128	7.560	968

Net Sketched Area:	3,990			Total:	496,226
Size Ad	2208	Gross Are	3990	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0009-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X20	A	GD	2000	20.21	T	11.4	104			8,600			8,600

More:	N	Total Yard Items:	8,600	Total Special Featues:	
				Total:	8,600